

CITY OF PALM BEACH GARDENS
DEVELOPMENT APPLICATION

Planning and Zoning Division
Growth Management Department
CITY OF PALM BEACH GARDENS
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4243 Fax (561) 799-4281

Request:

Planned Community Development (PCD)	Annexation
Planned Unit Development (PUD)	Rezoning
√ Amendment to PCD, PUD or Site Plan	Site Plan Review
√ Conditional Use- Minor	Concurrency Certificate
Amendment to the Comprehensive Plan	Time Extension
Administrative Approval	Miscellaneous
Administrative Appeal	Other _____

Date Submitted: September 6, 2011

Project Name: The Green Turtle Car Wash

Owner: DIV Palm Beach Gardens, LLC **Address:** 340 Royal Poinciana Way Palm Beach, 33480

Applicant (if not Owner): Badalamenti Motors LLC

Applicant's Address: 18621 Lakeside Gardens Dr. Jupiter, FL 33458 **Telephone No.** _____

Agent: Gentile Holloway O'Mahoney & Associates, Inc.

Contact Person: Dodi Buckmaster Glas **Email:** Dodi@landscape-architects.com

Agent's Mailing Address: 1907 Commerce Lane, Suite 101 Jupiter FL 33458

Agent's Telephone Number: (561) 575-5997 **Fax Number:** (561)575-5260

FOR OFFICE USE ONLY	
Petition Number: _____	Date & Time Received: _____
<u>Fees Received</u>	
Application \$ _____	Engineering \$ _____
Receipt Number:: _____	

Architect: Richard Seaberg Architect Phone Number: 561-622-2247

Engineer: Southern Design Group/Mark Williams Phone Number: 561-743-0501

Planner: Gentile Holloway O'Mahoney & Assoc. (GHO) Phone Number: 561-575-9557

Landscape Architect: GHO Phone Number: 561-575-9557

Site Information: **Note: Petitioners shall submit Electronic digital files of approved projects. See attachment for details.**

General Location: LA Fitness Plaza in PGA National, south side of PGA Boulevard

Address: _____

Section: 10 Township: 42 Range: 42

Property Control Number(s): 52-42-42-10-19-001-0000

Acreage: .84 Current Zoning: PCD Requested Zoning: N/A

Flood Zone: B Base Flood Elevation (BFE) – to be indicated on site plan _____

Current Comprehensive Plan Land Use Designation: Commercial

Existing Land Use: same Requested Land Use: same

Proposed Use(s) i.e. hotel, single family residence, etc.: Conditional Use – Minor to allow for car wash.

Proposed Square Footage by Use: 968 s.f.

Proposed Number and Type of Dwelling Unit(s) i.e. single family, multi-family, etc. (If applicable):
N/A

Justification

Information concerning all requests (attach additional sheets if needed) {Section 78-46, Application Procedures, Land Development Regulations}

1. Explain the nature of the request: See attached Project Narrative.

2. What will be the impact of the proposed change on the surrounding area? This is an existing shopping center and the change in use compliments the existing center. The actual facility is internal to the site.

3. Describe how the rezoning request complies with the City’s Vision Plan and the following elements of the City’s Comprehensive Plan – Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination and Capital Improvements. N/A – This is not a rezoning

4. How does the proposed project comply with City requirements for preservation of natural resources and native vegetation (Section 78-301, Land Development Regulations)? N/A – This is an existing developed center.

5. How will the proposed project comply with City requirements for Art in Public Places (Chapter 78-261, Land Development Regulations)? This construction is under the threshold for required art funding.

6. Has project received concurrency certification? Shopping Center is vested. A Traffic Statement for the change in use provided.

Date received: _____

Legal Description of the Subject Property

(Attach additional sheets if needed)

**PORTION OF PARCEL 1, ACCORDING TO THE PLAT OF PGA NATIONAL
SHOPS ON THE GREEN, RECORDED IN PLAT BOOK 103, PAGES 83 AND 84,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

Location

The subject property is located on the South side of PGA Boulevard, west of the Florida's
Turnpike.

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared Jonathan G. Davis who, being by me first duly sworn, on oath deposed and says:

1. That DIV Palm Beach Gardens LLC is the fee simple title owner of the property described in the attached Legal Description.
2. That Jonathan G. Davis is authorized to sign on behalf of DIV Palm Beach Gardens LLC.
3. That Jonathan G. Davis and DIV Palm Beach Gardens LLC, has signed a lease agreement with James Badalamenti and Badalamenti Motors, LLC.
4. That James Badalamenti and Badalamenti Motors, LLC is requesting a Minor Conditional Use from the City of Palm Beach Gardens, Florida.
5. That Jonathan G. Davis and DIV Palm Beach Gardens LLC has appointed James Badalamenti and Badalamenti Motors, LLC and Dodi Buckmaster Glas of Gentile Holloway O'Mahoney & Associates, Inc. to act as authorized agent on their behalf to accomplish the above project.

Name of Owner: DIV Palm Beach Gardens, LLC

Signature of Owner

By: Name/Title

340 Royal Poinciana Way, Suite 316
Street Address

Palm Beach, FL 33458
City, State, Zip Code

Telephone Number

Fax Number

Email Address

Sworn and subscribed before me this _____ day of _____, 2011.

Notary Public

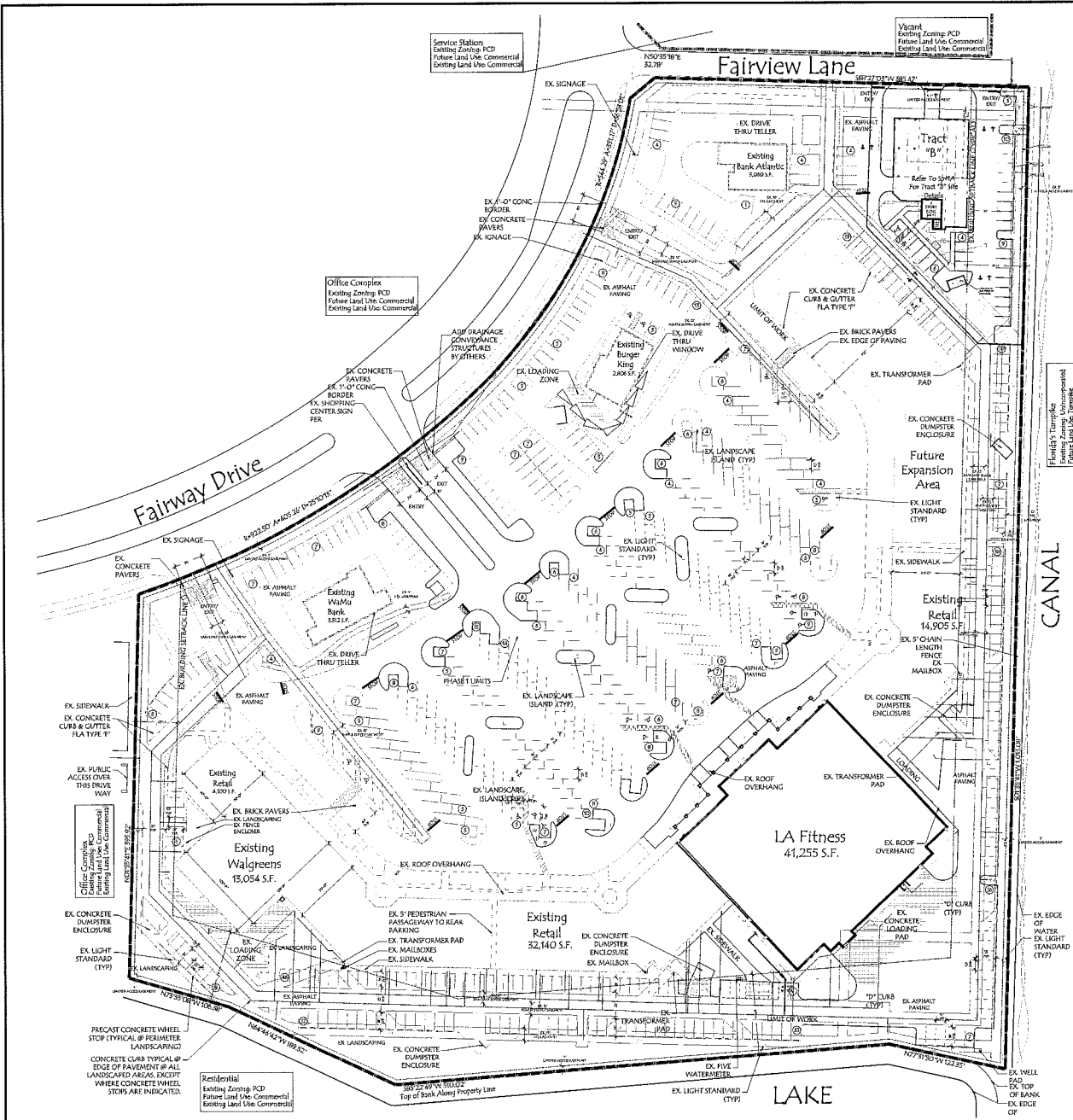
My Commission Expires: _____

Applicant's Certification

I/We affirm and certify that I/We understand and will comply with the land development regulations of the City of Palm Beach Gardens, Florida. I/We further certify that the statements or diagrams made on any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/We understand that this application, attachments, and application filing fees become a part of the official records of the City of Palm Beach Gardens, Florida, and are not returnable.

Applicant is:

<input type="checkbox"/> Owner	_____ Signature of Applicant
<input type="checkbox"/> Optionee	<u>Dodi Buckmaster Glas, Agent</u> Print Name of Applicant
<input type="checkbox"/> Lessee	<u>1907 Commerce Lane Suite 101</u> Street Address
<input checked="" type="checkbox"/> Agent	<u>Jupiter, FL 33458</u> City, State, Zip Code
<input type="checkbox"/> Contract Purchaser	<u>561-575-9557</u> Telephone Number
	<u>561-575-5260</u> Fax Number
	<u>dodi@landscape-architects.com</u> Email Address



BUILDING AREAS

	Net Building Area	Exterior Wall Area	Mezz. Rooms	Gross Building Area
LA Fitness	40,699	556	-	41,255
Drugstore	12,746	308	-	13,054
Retail Phase 1 & 2	49,577	961	607	51,145
Great Western Bank	3,352	160	-	3,512
Florida National Bank	2,926	134	-	3,060
Existing Totals	109,300	2,119	607	112,026
Proposed Fast Food	4,681	155	-	2,806
Future Retail Phase II	25,839	589	370	24,767
Future Building Area Tract "B"	968	-	-	968
Project Totals	134,077	3,063	977	140,567

PARKING REQUIRED
RETAIL
 142,525 SF X 4.9 CARS / 1,000 SF = 692 Spaces

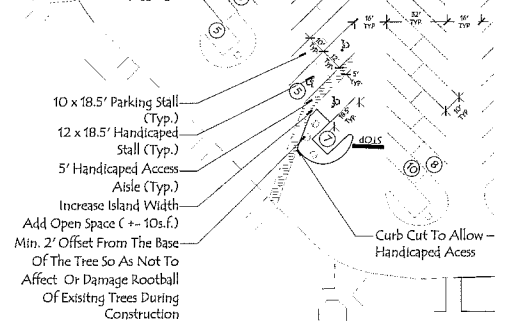
PARKING PROVIDED
 Existing Parking
 Regular Parking 692
 Handicap Parking 20
 Total 712

- NOTES:**
1. This Site Plan and Site Plan data is a digitized version of an existing site plan with added dimensions for ease of use. The existing Approved Site Plan from which this information was drawn is dated 4-22-96.
 2. Parking count indicated on drawings, is based on 9'-0" wide parking spaces at rear of store.
 3. Shoppers on the Green sign located with in the median at the entrance was approved in April 1990 per the PGA National comprehensive signage program.
 4. * denotes Parking Count Per Approved Site Plan

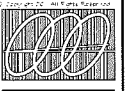
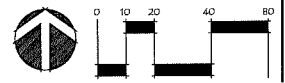
- LAND USE AND ZONING NOTES:**
1. Land Use Plan designation on site and all property within 150' is C-commercial.
 2. Zoning Designation of site and all property within 150' is PCD.

S/TFR= 10/42/42

Handicapped Parking Blow-up



This plan reflects the LA Fitness building change on the Final Draft Approved As Submitted Request No. SP-95-16 Public Hearing of City Council on 5-2-96 With Conditions, If Any, As Listed Below Per Resolution 75, 1996 Signed By Bahareh Keshavarz 5-8-96 Director of the Planning Division



Gentile Holloway O'Mahoney & Associates, Inc.
 Landscape Architects
 Planners and Environmental Consultants

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 Jupiter, Florida 33458
 561-575-9597
 561-575-5240 FAX
 www.landscape-architect.com

LA FITNESS PLAZA - A SITE PLAN FOR
The Green Turtle Car Wash
 PALM BEACH GARDENS, FLORIDA

Designed: _____
 Drawn: _____
 Approved: _____
 Date: 09-08-01
 Job no.: _____
 Revision: _____

IC 000077
 Sheet Title:
Site Development Plan

Scale: 1"=20'
 Sheet No.:

SP-1
 11-0310

NARRATIVE

Green Turtle Car Wash at LA Fitness Plaza in PGA National

September 6, 2011

Request/Location

On behalf of the applicant, Gentile Holloway O'Mahoney & Associates, Inc., acting as agent, is submitting an application for a Minor Conditional Use for a car wash and Site Plan Amendment. The proposed Green Turtle Car Wash will be located on a parcel of land that is part of the LA Fitness Plaza formerly the Shoppes on the Green located within the commercial center within the PGA National DRI.

Proposed Development:

The proposed plan is for a 968 square foot 2 story building that will be the office and waiting area for the operation an outdoor storage shed will be built to match architecture. Additionally, there is an screened area for professional hand washing and auto detailing bays for finish work. This car wash offers 100% hand car washing and detailing with no tunnels, and no automated assembly. Hours of operation will be 8am to 6pm 7 days a week. The architecture for the proposed car wash will incorporate some of the features materials and colors of the existing center.

History: LA Fitness Plaza formerly known as Shoppes on the Green was originally approved by Resolution 1, 1986 and is vested for a total of 150,000 square feet of commercial use. The existing approved site plan is for 146,589 gross square feet of commercial space and provides 699 parking spaces.

Parking: The parking required for this use is 14 spaces, proposed are 32 spaces including 1 handicap space and are shown on this site plan. The existing LA Fitness Plaza provides 712 parking stalls for all uses within the center. The previously operating Publix grocery store, based on current code, provides parking of one (1) space per 200 sf of gross floor area. Additionally, a mixed-use shopping center's parking is also based off one (1) space per 200 sf of gross floor area.

Landscaping: The proposed landscaping will compliment the use and meet the Palm Beach Gardens code for landscaping.

Land Use and Zoning Compliance: The use is consistent with the land use and zoning.

Surrounding Uses:

The subject site is located within LA Fitness Plaza which is bounded on the north by Fairway Lane, to the west by Fairway Drive; to the south by PGA National – Glenwood Development; to the east by the Florida’s Turnpike.

Surrounding Uses

	ZONING	FUTURE LAND USE
SUBJECT PROPERTY: Green Turtle Car Wash @ LA Fitness Plaza	Planned Community Development (PCD)	DRI/Commercial (C)
TO THE NORTH: Mirasol Shopping Center	General Commercial (CG-1)	C
TO THE SOUTH: PGA National	PCD	DRI/Residential Medium Density (RM)
TO THE EAST: Florida Turnpike	N/A	N/A
TO THE WEST: PGA National	PCD	DRI/Professional Office (PO) Golf (G)

Architectural Elements: The architecture for the proposed car wash will incorporate some of the feature materials and colors of the existing center. When the LA Fitness architecture was approved they proposed a new palette of earth-tone colors of tan, green and brown that was used to paint exterior elements of the buildings. The applicant has also coordinated with the POA on July 21st, 2011 and received Preliminary approval.

Conditional Use – Minor

Consistent with the code and provisions for the City of Palm Beach Gardens the applicant is requesting a minor conditional use. As such, it must address the following criteria:

1. **Comprehensive plan.**
Response: The proposed use is consistent with the comprehensive plan as a commercial use.

2. **Chapter requirements.**
Response: The proposed use is consistent with all applicable requirements of this chapter.

3. **Standards.**
Response: The proposed use is consistent with the standards for such use as provided in Section 78-159.

4. **Public welfare.** The proposed use provides for the public health, safety, and welfare by:

- a. Providing a safe and effective means of pedestrian access;
- b. Providing for a safe and effective means of vehicular ingress and egress;
- c. Providing for an adequate roadway system adjacent to and in front of the site;
- d. Providing for safe and efficient onsite traffic circulation, parking, and overall control; and
- e. Providing adequate access for public safety purposes, including fire and police protection.

Response: The proposed use provides for safe and effective means of pedestrian access to the building with 1 handicap accessible space provided. The proposed site plan shows traffic circulation and parking that provides for safe and efficient use of the site. The circulation is also consistent with the pattern established at the existing center.

5. **Screening and buffering.** The proposed use utilizes such techniques as landscaping, screening, buffering, site or building design, or business operation procedures to mitigate impacts on surrounding properties, including such impacts as:

- a. Noise;
- b. Glare;
- c. Odor;
- d. Ground, wall, or roof-mounted mechanical equipment;
- e. Perimeter, interior, and security lighting;
- f. Signs;
- g. Waste disposal and recycling;
- h. Outdoor storage of merchandise and vehicles;
- i. Visual impact; and
- j. Hours of operation.

Response: The operation of the site will not impact the existing shopping center uses. The visual impact is addressed through the placement of structures of the facility, the proposed architecture and the proposed landscaping.

6. **Utilities.** The proposed use minimizes or eliminates the impact of utility installation, including underground and overhead utilities, on adjacent properties.

Response: The proposed car wash is located on the site where there are currently existing utility lines adjacent to the site that will be connected to for servicing the car wash. This project further utilizes the existing facilities and services at this center, thus avoids adding new services elsewhere.

7. **Dimensional standards.** The proposed use meets or exceeds all dimensional requirements required by the chapter.

Response: The proposed use and design is consistent with the approved plans and meets all dimensional requirements. Furthermore, the proposed project does not negatively impact any of the existing requirements.

8. **Neighborhood plans.** The proposed use is consistent with the goals, objectives, policies, and standards of neighborhood plans.

Response: The proposed use is consistent with and provides a more complete service venue for the neighborhood.

9. **Compatibility.** The overall compatibility of the proposed development with adjacent and area uses, and character of area development,

Response: The proposed facility will compliment the existing center and offer a convenient place for the residents to have their automobiles washed and detailed.

10. **Patterns of development.** The proposed use will result in logical, timely, and orderly development patterns.

Response: The proposed use is consistent with the established development pattern.

11. **Purpose and intent.** The proposed use will be in harmony with the general purpose and intent of this chapter and the goals, objectives, and policies of the city.

Response: The proposed use is consistent with the City of Palm Beach Gardens Code.

12. **Adverse impact.** The design of the proposed use and structures will minimize any adverse visual impacts or impacts caused by the intensity of the use.

Response: The proposed use itself is not intense, but the operation and layout of the site was creatively designed to internalize operations and utilize the existing architectural style to alleviate any perceived adverse impacts. In fact the applicant has met with the Architectural Review Committee at PGA POA and received conceptual and preliminary approval.

13. **Environmental impact.** The design of the proposed use minimizes any adverse impacts that may be created, including impacts on environmental and natural resources including air, water, stormwater management, wildlife, vegetation, and wetlands.

Response: No added impact to natural resources is created by this request. In fact, the applicant is designing the operation to reuse water and environmentally sensitive "green" products.

Gentile Holloway O'Mahoney & Associates, Inc. respectfully requests the review and approval of the proposed car wash at LA Fitness Plaza.